

TUKWILA PUBLIC SAFETY PLAN

Monthly Update

May 31, 2019

Overall Plan

Outreach

- Team anticipates another event for the public in late 2019. Ground breaking ceremony for all Public Safety Plan Projects at the future FS51 site was held on Saturday, March 30, 2019.

Financial Oversight Committee

- The Committee reported to Council on September 4, 2018. Another report is being prepared by the Committee.

Siting Advisory Committee

- The Siting Advisory Committee voted to defer regular meetings as the major decisions have been made. They will meet on an as-needed basis.

Acquisition Lease Updates

- Process is complete.

Disadvantaged Business Enterprise (DBE) Outreach

- See attached status report from outreach consultant Darling Nava.

Near-term Council Decisions and Key Dates

- Contract amendments to Public Safety Committee and Council
- Fire Station 52 schematic design cost estimating to Council in June
- Fire Station 54 report on seismic grant opportunity to Council in June

Fire Stations

Siting

- With Council approval received, the team completed demolition of the single-family home on the Station 54 site.
- Team is currently working on lot consolidation for Station 54 to consolidate the main parcel with the smaller parcel.

Architecture and Programming

- Architectural program has been reviewed and approved by the team.

Design and Permitting

- Concurrent review and pricing of the Schematic Design by GCCM Contractor, Lydig, and estimating consultant has been completed and was shared with Council in February 2018. Council gave approval to begin Design Development for Station 51.
- Design Development for Station 51 began mid-February; the team met meeting weekly. Design Development effort wrapped up in June, 2018 with Design Development pricing effort in July and August.
- Construction Documents phase for Station 51 were completed and distributed to the team December 20, 2018.
- Schematic Design phase for Station 52 was completed on schedule in January 2019. Estimating Station 52 Schematic Design is underway.
- Design Development for Station 52 began February 2019.
- Permitting coordination meetings with City Staff are ongoing for Station 51 and Station 52.
- Building permit for Station 51 was submitted in October. Building permit was received in all areas except wetlands report. Permit revisions for accepted alternates for Station 51 have been submitted and are under review.
- Station 52 anticipated to be phased permitting. Pre-application for Station 52 permit was submitted in November, 2018 and the pre-application meeting for Station 52 was held in December, 2018.
- Station 52 traffic determination was submitted in February, 2019 with approval received in April, 2019.
- Station 52 Conditional Use Application and Design Review Application have been submitted and are under review.
- Station 52 review comment responses have been submitted.

Bidding and Construction

- Pre-construction services for Station 51 are complete and are underway for Station 52.
- Lydig completed the selection of mechanical and electrical subcontractors through the Electric Contractor/Construction Management (ECCM) and Mechanical Contractor Construction Management (MCCM) selection process. Valley Electric and Johansen Mechanical Inc. were selected. With Council decision to not move forward with FS54, we cannot move forward with ECCM. MCCM method for mechanical subcontractor will provide for a consistent mechanical subcontractor for all three stations and will be able to provide critical expertise during the Design Development phase. This contract is managed by the GCCM under the pre-construction phase.
- Bidding is complete for Station 51 with bids compiled and the MACC presented and approved by Council in March, 2019.
- Construction for 51 to begin May, 2019.
- Bidding and construction phases scheduled to begin for 52 in June, 2019. Early site work is anticipated to begin in July.
- Construction for 51 began this month, May 2019.

- Bidding and construction schedule for 52 are on track, early work bidding to start in June.

Justice Center

Siting

- The City has agreements with all affected businesses on the Justice Center site.
- The City has ownership of all properties on the Justice Center site.
- Demolition and hazardous materials abatement of all remaining buildings on the site is complete.

Architecture and Programming

- DLR Group's Building Program Report was submitted December 8, 2017. Program and Estimate was presented to Public Safety Committee in December and Council in January, 2018.

Design and Permitting

- DLR architects completed the Design Development phase of the project. The Design Development and budget was presented to the Council in October.
- The project team has completed the SEPA, Design Review, Conditional Use Permit and Parking Determination processes. The SEPA determination was issued in November and the Conditional Use Permit and Design Review approvals were received in December.
- DLR architects began the Construction Documents phase in October and issued the 95% Construction Documents in January. The 100% Construction Documents will be issued following receipt of construction permits.
- The project team submitted application for Public Works Permit (sitework/utilities) in November of 2018. The PW permit was issued on April 4.,
- The project team submitted application for Building Permit in January of 2019. The building permit was issued on April 26.

Bidding and Construction

- BNBuilders, the selected GC/CM, started pre-construction services following Council approval of their contract on March 19, 2018.
- BNBuilders worked with the team on design phases, constructability, cost estimating and scheduling throughout design and preconstruction.
- BNBuilders released the first subcontract bid packages in late January and completed subcontract package bidding on April 24. The Total Contract Cost (TCC) amendment will be brought to Council in May.
- Construction began in early April, 2019 with mobilization of construction trailers and fencing, utility disconnect work, excavation in the north lot for stormwater utilities,

contaminated soil removal, hazardous materials abatement and demolition of remaining buildings on the site.

Public Works Facility

Siting

- Due diligence items related to site acquisition are complete. The assessment of existing structures is complete.
- The City has agreements with all of the businesses on the Public Works site.
- The Public Use and Necessity trial was held Friday, May 25 and the City was granted its request.
- Lot consolidation for two of the three parcels is underway.

Architecture and Programming

- Team solicited for Architectural services. Council approved a contract for programming and master planning services with SHKS in November, 2018.
- Master planning and programming phase began in late 2018, with regular meetings with Public Works staff. Master planning and programming is scheduled to be completed in July of 2019.

Design and Permitting

- Phase I design scheduled to begin Q3/Q4, 2019, after council approval.

Bidding and Construction

- Phases scheduled to begin in 2020.

Budget

- See attached Budget Report

Schedule

June 2019

- Fire Station 52 phase 1 (early work/foundations) permit submitted
- Fire Station 52 phase 1 bidding
- Public Works programming and estimates to Committee and Council

July 2019

- Fire Station 52 phase 1 (early work/foundations) permit received
- Fire Station 52 phase 1 Lydig contract amendment to Committee and Council
- Fire Station 52 phase 1 (early work/foundations) construction begins
- Public Works masterplan with phasing presented to Committee and Council

August 2019

- Fire Station 52 phase 2 bidding
- Fire Station 52 phase 2 (building) permit submitted
- Public Works phase 1 contractor solicitation, if council approves phase 1

September 2019

- Fire Station 52 phase 2 (building) permit issued
- Public Works phase 1 design begins, if council approves

October 2019

- Fire Station 52 Lydig contract amendment to Public Safety Committee

November 2019

- Fire Station 52 Lydig contract amendment to Council
- Fire Station 52 phase 2 construction begins

December 2019

- Public Works Phase 1 design complete

January 2020

- Public Works Phase 1 construction begins

February 2020

- Public Works Phase 1 construction continues

March 2020

- Public Works Phase 1 construction continues

May 2020

- Fire Station 51 Substantial Completion
- Public Works Move In

June 2020

- Fire Station 51 Final completion

July 2020

- Fire Station 51 move-in/occupancy

September 2020

- Justice Center Substantial Completion

October 2020

- Justice Center move-in/occupancy

January 2021

- Fire Station 52 Substantial Completion

February/March 2021

- Fire Station 52 move-in/occupancy



TUKWILA PUBLIC SAFETY PROJECTS

Justice Center

SOJ

Construction Management Monthly Report

May 2019

Report Reviewed by: Justine Kim

Owner's Representative: Shiels Obletz Johnsen (SOJ)

Architect: DLR Group

GCCM: BNBuilders

Construction Progress:

- Completed utility disconnects, hazardous materials abatement and demolition for all remaining buildings on the site.
- Started demolition of existing asphalt paving and building foundations.
- Started earthwork including installation of underground stormwater system at north lot.
- Completed removal of contaminated soils encountered at north lot.
- Completed removal of significant volume of contaminated soils in NE corner of south lot (known location of former gas station).
- Completed removal of existing overhead power infrastructure with Seattle City Light and CenturyLink.

Upcoming Activities:

- Complete installation of underground stormwater system.
- Start excavation for building pad and foundations.

Budget Status:

- See overall TPSP budget summary updated monthly and included in monthly report package.

Change Order Status:

- No change orders issued in May

Schedule Status:

- See TPSP master project schedule updated monthly and included in monthly report package.

Critical Issues:

- None.

Building Demolition at South Lot



Earthwork at South Lot



Removal of Contaminated Soil at South Lot



Backfill After Removal of Contaminated Soil at South Lot



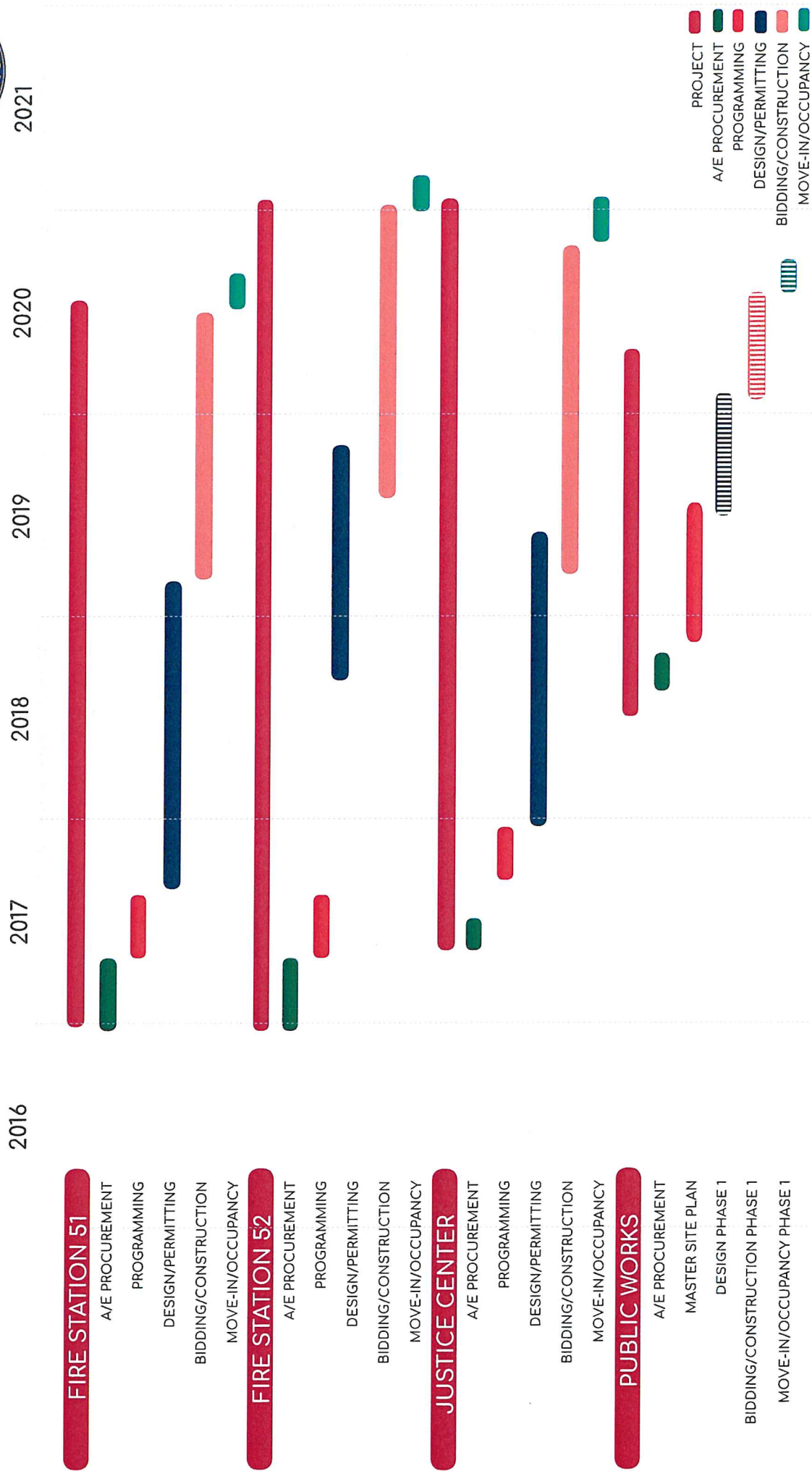
Underground Stormwater System at North Lot



Stormwater Structures in North Lot



TUKWILA PUBLIC SAFETY PLAN





City of Tukwila - Facilities Plan
TOTAL PROJECT

MONTHLY Budget Report
(REVISED Budgets; D-20 Plan Adopted by Council)

Life to Date Costs
as of May 28, 2019 (reconciled w/accg thru May 09, 2019 GL)

COUNCIL REPORTING SUMMARY - JUSTICE CENTER									
	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain'g Committed	Remaining Budget	Cost at Completion	
A/E Services (both Design & CA)	\$ 3,278,125	\$ 221,875	\$ 3,500,000	\$ 3,173,129	\$ 2,322,435	\$ 850,694	\$ 326,871	\$ -	
Permits/Fees	\$ 700,000	\$ -	\$ 700,000	\$ 353,913	\$ 353,913	\$ -	\$ 346,087	\$ -	
Construction (Pre-Con, Const & Tax)	\$ 38,738,678	\$ (720,007)	\$ 38,018,671	\$ 38,018,670	\$ 1,474,033	\$ 36,544,637	\$ 1	\$ -	
Construction Related Costs (incl Bond)	\$ 2,112,639	\$ (25,275)	\$ 2,087,364	\$ 565,287	\$ 293,230	\$ 272,057	\$ 1,522,077	\$ -	
PM Services (incl Other Professional Svcs)	\$ 1,815,875	\$ 266,721	\$ 2,082,596	\$ 1,986,390	\$ 1,029,527	\$ 956,863	\$ 96,206	\$ -	
Contingency (incl Construction & Project)	\$ 6,507,731	\$ (1,712,213)	\$ 4,795,518	\$ -	\$ -	\$ -	\$ 4,795,518	\$ -	
Contingency for Site Contamination (soils,hazmat)	\$ -	\$ 550,000	\$ 550,000	\$ -	\$ -	\$ -	\$ 550,000	\$ -	
Land Acquisition	\$ 14,133,295	\$ (422,733)	\$ 13,710,562	\$ 13,709,987	\$ 13,686,033	\$ 23,954	\$ 575	\$ -	
Contingency for Land Acquisition	\$ 1,250,000	\$ 300,000	\$ 1,550,000	\$ 1,525,384	\$ 1,525,384	\$ -	\$ 24,616	\$ -	
TOTAL	\$ 68,536,343	\$ (1,541,632)	\$ 66,994,711	\$ 59,332,759	\$ 20,684,555	\$ 38,648,204	\$ 7,661,952	\$ -	

COUNCIL REPORTING SUMMARY - FIRE STATION 51									
	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain'g Committed	Remaining Budget	Cost at Completion	
A/E Services (both Design & CA)	\$ 1,070,000	\$ 222,781	\$ 1,292,781	\$ 1,250,200	\$ 839,256	\$ 410,943	\$ 42,581	\$ -	
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Permits/Fees	\$ 234,000	\$ -	\$ 234,000	\$ 107,829	\$ 92,042	\$ 15,788	\$ 126,171	\$ -	
Construction (Pre-Con, Const & Tax)	\$ 9,396,000	\$ 1,315,046	\$ 10,711,045	\$ 10,711,045	\$ 99,273	\$ 10,611,773	\$ -	\$ -	
Construction Related Costs (incl Bond)	\$ 931,000	\$ -	\$ 931,000	\$ 137,081	\$ 86,343	\$ 50,738	\$ 793,919	\$ -	
PM Services (incl Other Professional Svcs)	\$ 526,000	\$ -	\$ 526,000	\$ 363,372	\$ 154,165	\$ 209,207	\$ 162,628	\$ -	
Contingency (incl Construction & Project)	\$ 1,116,000	\$ 3,806	\$ 1,119,806	\$ -	\$ -	\$ -	\$ 1,119,806	\$ -	
TOTAL	\$ 13,273,000	\$ 1,541,633	\$ 14,814,632	\$ 12,569,527	\$ 1,271,079	\$ 11,298,449	\$ 2,245,105	\$ -	

COUNCIL REPORTING SUMMARY - FIRE STATION 52									
	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain'g Committed	Remaining Budget	Cost at Completion	
A/E Services (both Design & CA)	\$ 1,415,000	\$ 255,172	\$ 1,670,172	\$ 1,601,813	\$ 658,004	\$ 943,809	\$ 68,359	\$ -	
Land Acquisition	\$ 16,000	\$ 9,160	\$ 25,160	\$ 17,157	\$ 17,157	\$ -	\$ 8,003	\$ -	
Permits/Fees	\$ 353,000	\$ -	\$ 353,000	\$ 72,688	\$ 12,511	\$ 60,177	\$ 280,312	\$ -	
Construction (Pre-Con, Const & Tax)	\$ 13,298,000	\$ 469,000	\$ 13,767,000	\$ 137,500	\$ -	\$ 137,500	\$ 13,629,500	\$ -	
Construction Related Costs (incl Bond)	\$ 1,398,000	\$ (9,160)	\$ 1,388,840	\$ 400,853	\$ 18,554	\$ 382,299	\$ 987,987	\$ -	
PM Services (incl Other Professional Svcs)	\$ 787,000	\$ -	\$ 787,000	\$ 546,029	\$ 233,327	\$ 312,702	\$ 240,971	\$ -	
Contingency (incl Construction & Project)	\$ 1,343,000	\$ (74,172)	\$ 1,268,828	\$ -	\$ -	\$ -	\$ 1,268,828	\$ -	
TOTAL	\$ 18,610,000	\$ 650,000	\$ 19,260,000	\$ 2,776,039	\$ 939,553	\$ 1,836,486	\$ 16,483,961	\$ -	

COUNCIL REPORTING SUMMARY - FIRE STATION 54									
	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain'g Committed	Remaining Budget	Cost at Completion	
A/E Services (both Design & CA)	\$ 150,000	\$ (17,005)	\$ 132,995	\$ 132,995	\$ 131,495	\$ 1,500	\$ (0)	\$ -	
Land Acquisition	\$ 902,668	\$ 31,206	\$ 933,874	\$ 933,875	\$ 933,775	\$ 100	\$ (1)	\$ -	
Permits/Fees	\$ 20,000	\$ (12,827)	\$ 7,173	\$ 2,173	\$ 2,173	\$ -	\$ 5,000	\$ -	
Construction (Pre-Con, Const & Tax)	\$ 230,000	\$ (123,300)	\$ 106,700	\$ 106,700	\$ 67,856	\$ 38,844	\$ -	\$ -	
Construction Related Costs (incl Bond)	\$ 50,000	\$ (2,698)	\$ 47,302	\$ 42,302	\$ 22,798	\$ 19,504	\$ 5,000	\$ -	
PM Services (incl Other Professional Svcs)	\$ 107,500	\$ (835)	\$ 106,665	\$ 106,665	\$ 86,066	\$ 20,599	\$ -	\$ -	
Contingency (incl Construction & Project)	\$ 41,832	\$ 125,459	\$ 167,291	\$ -	\$ -	\$ -	\$ 167,291	\$ -	
TOTAL	\$ 1,502,000	\$ -	\$ 1,502,000	\$ 1,324,710	\$ 1,244,163	\$ 80,547	\$ 177,290	\$ -	

COUNCIL REPORTING SUMMARY - PUBLIC WORKS									
	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain'g Committed	Remaining Budget	Cost at Completion	
A/E Services (both Design & CA)	\$ 767,385	\$ 15,000	\$ 782,385	\$ 318,882	\$ 175,949	\$ 142,933	\$ 463,503	\$ -	
Land Acquisition	\$ 22,000,046	\$ 3,374,913	\$ 25,374,959	\$ 25,347,193	\$ 25,344,993	\$ 2,200	\$ 27,766	\$ -	
Permits/Fees	\$ 110,000	\$ (20,000)	\$ 90,000	\$ -	\$ -	\$ -	\$ 90,000	\$ -	
Construction (Pre-Con, Const & Tax)	\$ 4,950,000	\$ (1,895,000)	\$ 3,055,000	\$ -	\$ -	\$ -	\$ 3,055,000	\$ -	
Construction Related Costs (incl Bond)	\$ 529,036	\$ (404,793)	\$ 124,243	\$ 77,643	\$ 50,471	\$ 27,172	\$ 46,600	\$ -	
PM Services (incl Other Professional Svcs)	\$ 668,426	\$ (348,426)	\$ 320,000	\$ 279,832	\$ 152,685	\$ 127,147	\$ 40,168	\$ -	
Contingency (incl Construction & Project)	\$ 975,107	\$ (721,694)	\$ 253,413	\$ -	\$ -	\$ -	\$ 253,413	\$ -	
TOTAL	\$ 30,000,000	\$ -	\$ 30,000,000	\$ 26,023,550	\$ 25,724,097	\$ 299,452	\$ 3,976,450	\$ -	